



VIA ELECTRONIC LODGEMENT

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Australian Stock Exchange
Company Announcements Platform

**OFM INVESTMENT GROUP LIMITED
PURCHASE OF 533 LITTLE LONSDALE STREET PROPERTY**

OFM Investment Group Limited ("OFM") is pleased to announce that the Group has executed an option to purchase the "Dominion" office building at 533 Little Lonsdale Street, Melbourne, Victoria for an amount of \$15.45m. Settlement of the purchase is expected to occur in early July 2004. The purchase will initially be funded from OFM's internal cash holdings.

The property is situated in the highly sought after legal precinct in the Melbourne CBD, and is fully occupied. The major tenant is the legal firm Slater & Gordon.

Subject to receipt of all necessary regulatory approvals, the property will form the basis of OFM's second unlisted property syndicate, which is expected to be offered to retail investors later this calendar year.

Yours faithfully

CATHERINE JONES
COMPANY SECRETARY